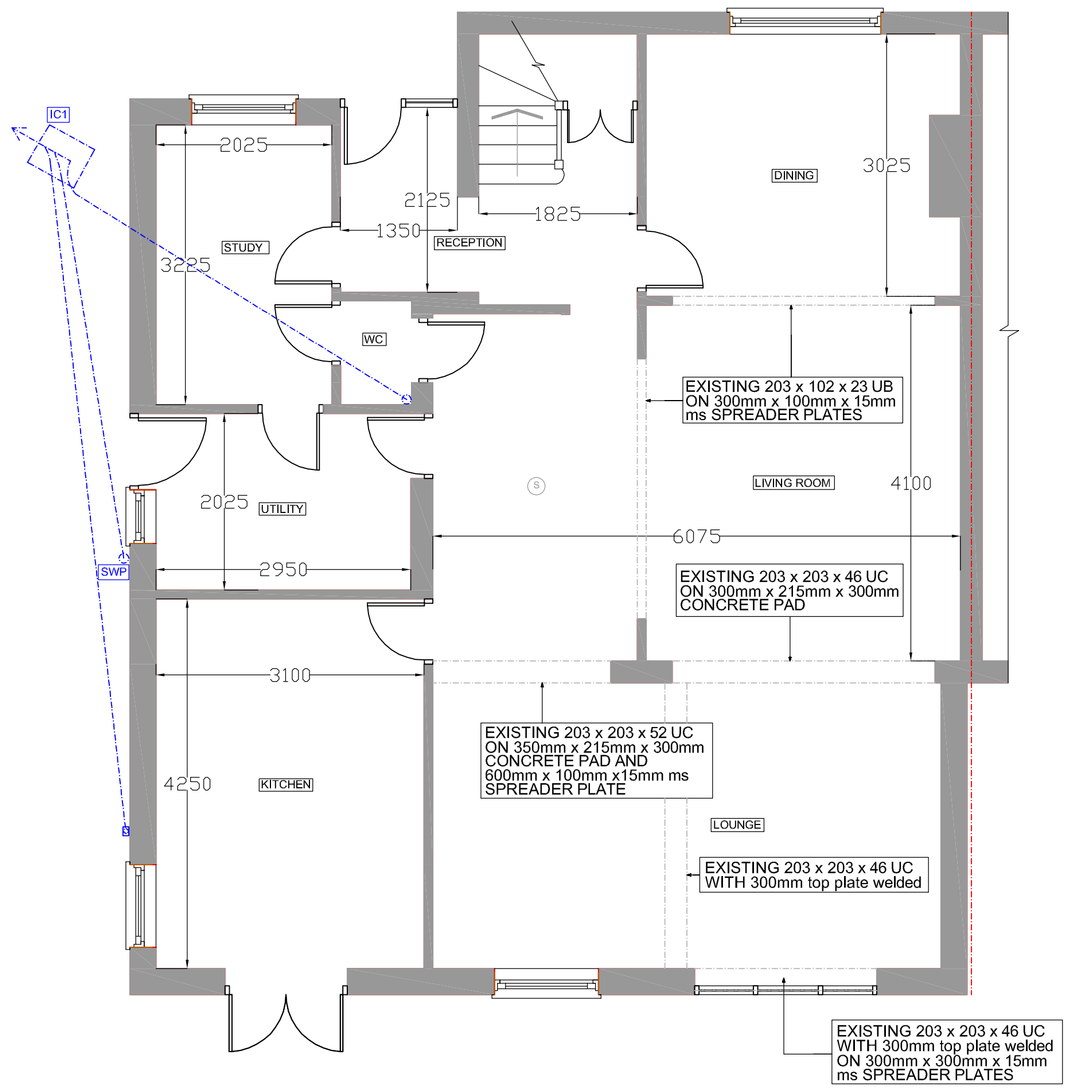
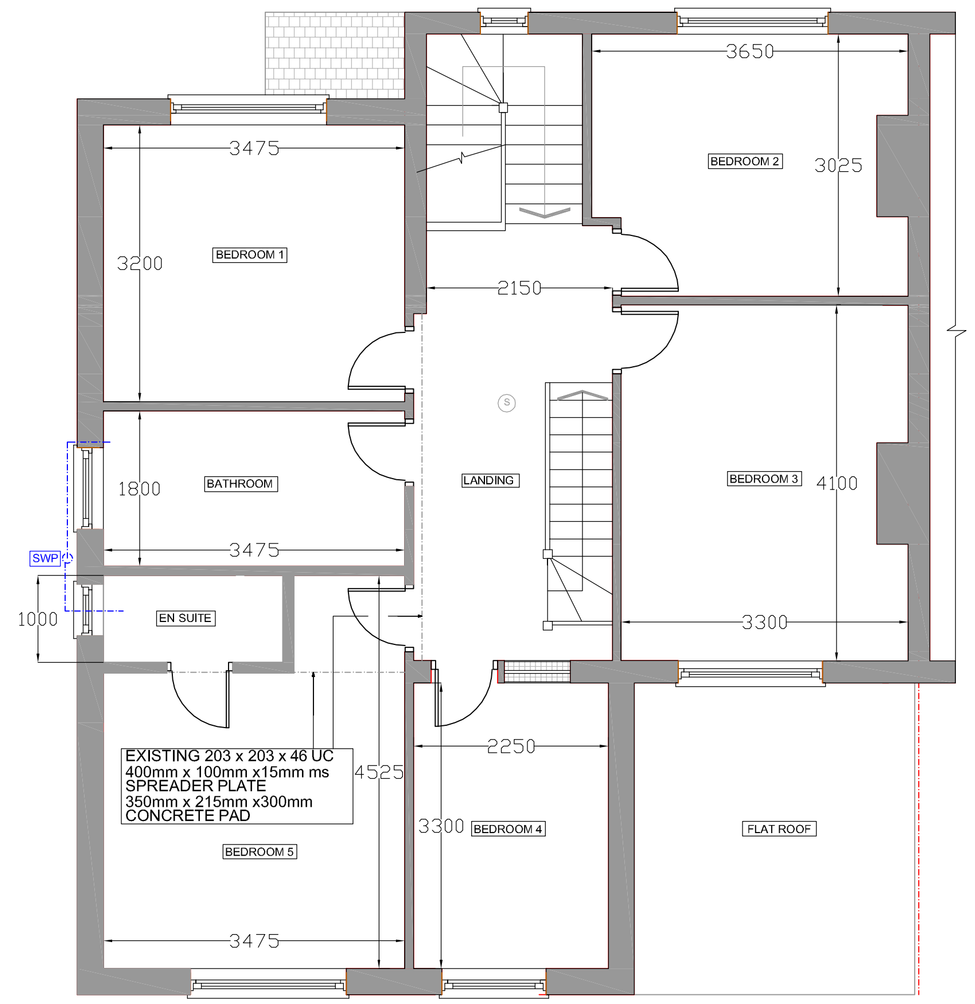
0m 1m 2m 3m 4m 5m 6m

SCALE BAR 1:50 @ A1

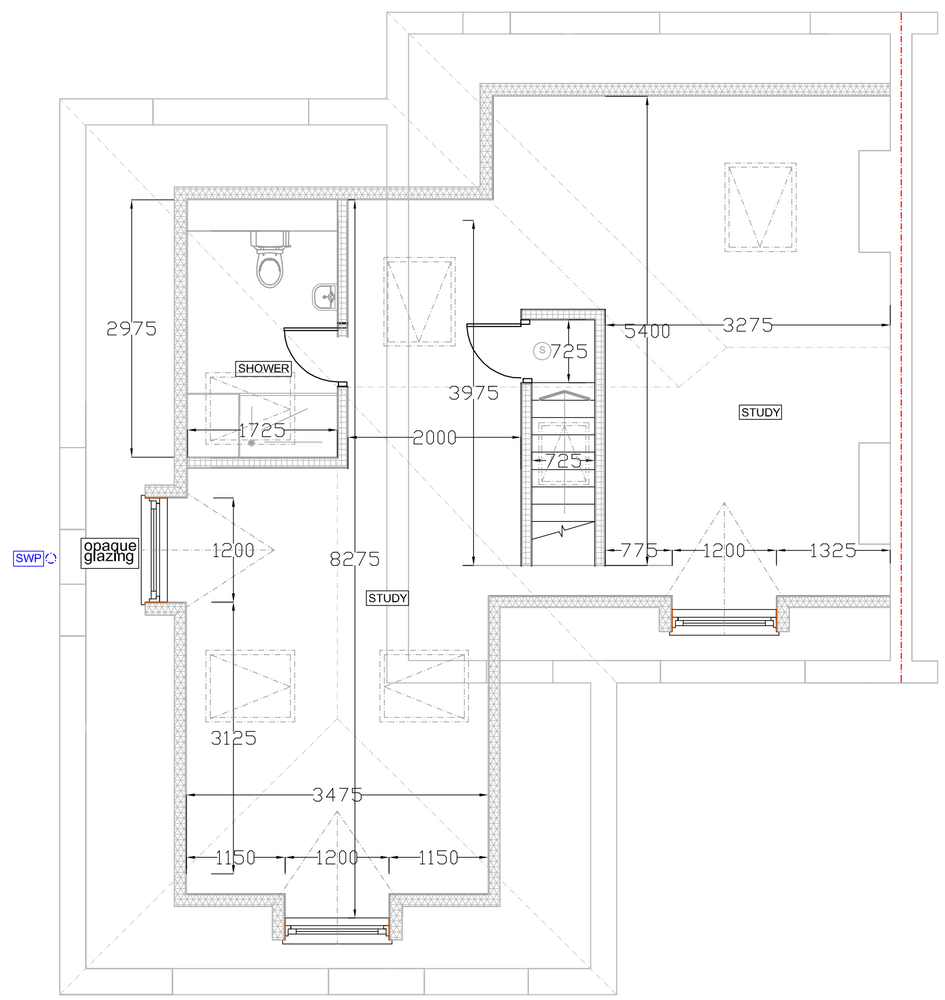


PROPOSED GROUND FLOOR
SCALE BAR 1:50 @ A1



PROPOSED FIRST FLOOR
SCALE BAR 1:50 @ A1

Dormer walls.
Two coat sand cement render on Expamet mesh, building paper - 19mm Marine ply nailed to 47mm x 100mm vertical timber studs @ 400mm c/c.
Insulation to be 100mm Between timber studs, 50mm Insulation over studs
Joints taped as VCL, 3.0mm Plaster skim.



PROPOSED LOFT FLOOR
SCALE BAR 1:50 @ A1

New Staircase.
Staircase to be closed plan - min going 220mm
maximum pitch to be 42 degrees.
Maximum riser to be 190mm. Staircase balustrade designed to prevent a 100mm sphere passing through. Balusters to be vertical
and at 100 c/c, handrail to be min
900mm above pitch line max 1000mm.
Clear unobstructed width min 725mm minimum landing to be 725mm.
2000mm headroom to be obtained to proposed staircase. Two way switches to be fitted to top & bottom of stairs.

Ashlar walls 12mm plywood nailed to 50mm x 100mm vertical timber studs @400mm c/c
Insulation to be 100mm Celotex Between timber studs, 50mm Celotex over studs
Joints taped as VCL, 12.5mm Knauf wallboard.

Internal Wall - Stud partition;
Internal walls offering seperation between a room containing a water closet and other rooms within the dwelling to achieve a reasonable resistance to the passage of sound (Minimum 40db).
Timber stud walls to have a minimum of 75mm between linings with one layer of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m2 between the stud partitioning Sound deadening quilt insulation to fill cavity.

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-u to BS 4514

Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths and at junctions - changes of direction to be provided. No branch connection to be within 450mm above foot of soil pipe. All PVC-u pipework to be installed to BS 4514.

Minimum pipe sizes for sanitary plumbing to be;

WC's soil pipes - 100mm dia Nominal size.
Handbasins - 32mm dia Nominal size.
Showers - 32mm dia Nominal size.
Overflow - 19mm dia Nominal size.

All fittings to have a 75mm deep seal traps, All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.

The maximum lengths of waste pipes shall be as follows.

32mm pipe - 1.7m Maximum length.
40mm pipe - 3.0m Maximum length.
50mm pipe - 4.0m Maximum length.
100mm pipe - 6.0m Maximum length.

Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
(Min 900mm above any openable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accesible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.

New 100mm dia stub stack as indicated with rodding access to serve new shower/ensuites.

Surface water to be conveyed to existing rainwater drainage system.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to acheive 8000 sq/mm. Alternatively the sum of all trickle vents must equal 6000 sq/mm as specified in Table 1 of approved document F1.

Shower to be ventilated mechanically ventilated with a wall mounted fan which can acheive extract to external air @ 15 litres per second.
Mechanical vents are to be tested and commisioned in accordance with regulation 42 and part F1 2010.

Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest addition of IEE wiring regulations.part 'P' building regs, and should be carried out in accordance with current installation techniques applicable to the material and equipement being used.
Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE 'Thermal isulation'; avoiding risks 2002 edition.

All downlighters in ceiling voids are to be fitted with intumescent covers to maintain half hour fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Lighting.
75 % of new light fittings to be energy efficient.

Lighting layout to be confirmed by client

Fire Doors:
Doors should be fitted with three hinges that have a melting point of 800 degrees celcius.

(S) MAINS OPERATED SMOKE DETECTOR

Smoke detection system to be designed and installed in accordance with BS5839 - 6: 2004 and BS 5446 - 1:2002 and BS 5446-2-2003. Detectors are to be mains operated with a secondary power supply for backup.

Gas;
All works to the boiler and heating system to be carried out bya Gas Safety Registered person.

The hot water supply to baths/sinks/showers must incorporate measures to ensure that the temperature of the water does not exceed 48 degrees celcius. Thermostatic mixing valves to be provided. Hot Water pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees celcius not exceeding 0.035 W/m2K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

REVISION	DESCRIPTION	DATE	BY
A	PLANS REVISED FOLLOWING CLIENTS COMMENTS	19.09.2023	RG

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DRAWING TITLE: PROPOSED FLOOR PLANS

SITE ADDRESS: 14 FIFTH AVENUE, HAYES

SCALE: 1:50 @ A1 | DRAWN BY: BG

DATE: 03.08.23

DRAWING NO: FIFTH/03 REVISION A